



THE CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

Date of Notice: March 24, 2005

**PUBLIC NOTICE OF A
DRAFT MITIGATED NEGATIVE DECLARATION
JO: 42-2983**

The City of San Diego Land Development Review Division has prepared a draft Mitigated Negative Declaration for the following project and is inviting your comments regarding the adequacy of the document. **Your comments must be received by April 13, 2005 to be included in the final document considered by the decision-making authorities.** Please send your written comments to the following address: **Marilyn Mirrasoul, Environmental Planner, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101** or e-mail your comments to mmirrasoul@sanidiego.gov with the Project Number in the subject line.

General Project Information:

- Project No. 40960, SCH No. N/A
- Community Plan Area: **City Heights community of the Mid-City Communities**
- Council District: **3**

Subject: CITY HEIGHTS SQUARE: Approval of two Disposition and Development Agreements (DDAs) for the City Heights Square Office, Retail, and City Heights Square Senior Housing Project. Prior to project implementation a Planned Development Permit, Site Development Permit, Conditional Use Permit, Neighborhood Use Permit, and Easement Abandonment would be required to allow for the demolition of five single-family residences and a 2,393-square-foot drive through restaurant followed by the construction of a 204,967-square-foot mixed-use development consisting of 151 senior residential units, a medical clinic, retail and office space in three buildings and a 5,432-square-foot recreational area on a 2.857-acre site. The project site is located at 4300 University Avenue in the City Heights Community (Lots 1 through 8, inclusive, and 25 through 28, inclusive in Block 46 of City Heights, per Map thereof No. 1007, Lot 1 of Fairmount Commercial Tract, per Map No. 6740, Parcel 1 of Parcel Map No. 15205, together with the easterly 10 feet of the vacated unnamed alley adjacent to said lots 25 through 28). The site is not included on any Government Code Listing of hazardous waste sites.

Applicant: San Diego Revitalization Corporation

Recommended Finding: The recommended finding that the project will not have a significant effect on the environment is based on an Initial Study and project revisions/conditions which now mitigate potentially significant environmental impacts in the following area(s): Health and Safety, Paleontology, Transportation/Circulation/Parking, and Waste Management.

Availability in Alternative Format: To request this Notice, the Mitigated Negative Declaration, Initial Study, and/or supporting documents in alternative format, call the Development Services Department at 619-446-5460 or (800) 735-2929 (TEXT TELEPHONE).

Additional Information: For environmental review information, contact Marilyn Mirrasoul at (619) 446-5380. The draft Mitigated Negative Declaration, Initial Study, and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Center. For information

regarding public meetings/hearings on this project, contact Project Manager Michelle Sokolowski at (619) 446-5278. This notice was published in the SAN DIEGO DAILY TRANSCRIPT, placed on the City of San Diego web-site (<http://clerkdoc.sannet.gov/Website/publicnotice/pubnotceqa.html>), and distributed on March 24, 2005.

Chris Zirkle, Assistant Deputy Director
Development Services Department